

320110930P



Martin Prescott Environmental Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

Andrew Luxton
GL Consultancy
Suit 5
Dylan Harvey Business Centre
Daveyfield Road
Blackburn
BB1 2QY
07530597093
01254 433436

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs
BL9 8BS

0161 796 6211
07946 488467
martin.dauby@tiscali.co.uk

6.12.2011

Bat Survey of Franklin Hill Hall, Brockhall Village

Surveyor- Martin Prescott, Lic. no. 2011/4572

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Photos

Summary

The buildings are considered to have low potential for bat breeding and hibernation, but there was a suitable crevice under a ridge tile suitable for roosting bats and the occasional bat cannot be discounted.

The nearby habitat is of moderate bat foraging potential with high bat foraging potential within 150-300 metres. Several species occur in the area.

The recommendations must be followed.

1. Introduction

1.1 Reason for Survey

It is proposed to demolish building and develop the site. There is the potential to affect bat roosts and a bat survey was required.

1.2 The Site

The site was at Franklin Hill Hall, Brockhall Village, BB6 8AY.

The building consisted of hall used as offices in the recent past. It had been unoccupied for about 2 years.

2. Method

2.1 Risk Assessment, Possible Hazards

The site posed no hazards other than those normally encountered when surveying in sound buildings or in the field.

2.2 Daylight Survey, 5th December 2011

The outside of the building was searched for crevices suitable for bat access and the ground, walls, windows etc were searched for droppings

The buildings were assessed for bat roosting potential.

The area was assessed for bat roosting and foraging potential.

2.3 Equipment

The equipment used consisted of a hand held torch, ladders, a camera and short-focus binoculars.

3. Results

3.1 Daylight Survey

3.1.1 The Buildings

The building was in two parts.

The front section (SW) had a flat felted roof, no void, with skylights. There was a parapet around the roof. No suitable bat access gaps were found.

The main hall had a pitched slate roof in good condition (photo 1).

There was an overhang at each gable.

There was a gap, suitable for bat access, under the end ridge tile at the SE gable (photo 3).

There was no roof void (photo 4).

No signs of bat occupation were found

3.1.2 Bat Foraging Potential, Alternative Roosts

The nearby habitats included tree lines and scattered mature trees and was considered to have moderate bat foraging potential. About 150-300 metres away was an area of woodland with high bat foraging potential.

There were many houses nearby, which being occupied and therefore heated were likely to have higher bat roosting potential than the buildings here.

4. Conclusions

4.1 The building had not been occupied for about 2 years and was unheated. It was therefore considered to have low potential for breeding bats.

The crevice under the ridge tile was suitable for non-breeding bats and the occasional roosting bat cannot be discounted.

There were limitations of the season (bats had not been at breeding sites for 2-3 months) and signs of bat occupation may no longer be evident and an activity survey would not be useful until spring/summer. There is significant doubt as to the presence or absence of a bat roost in this building.

4.2 The nearby habitat is known to be used by several species of bat. (pers obs.)

5. Recommendations

5.1 No signs of roosting bats were found, but as there was a crevice with bat roosting potential in the building there is significant uncertainty due to the limitations of the season. It is therefore recommended that an evening emergence survey is carried out shortly before demolition. The survey must be carried out when bats are fully active, normally May-September, but weather dependent.

5.2 If no emergence is recorded, demolition should take place as soon as possible to minimise the risk of bat taking up occupation. If more than two weeks elapses after the survey and before demolition, removal of the roof tiles and hanging tiles must be done by hand under the supervision of a suitably qualified bat worker.

A bat survey is normally valid for 12 months.

5.3 If a bat roost is found or suspected further work will be required. A Natural England European Protected Species Mitigation Licence will be required to legalise the disturbance or destruction of any bat roost. They may take several weeks to obtain.

5.4 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) or the local bat group should be notified and work stopped immediately.

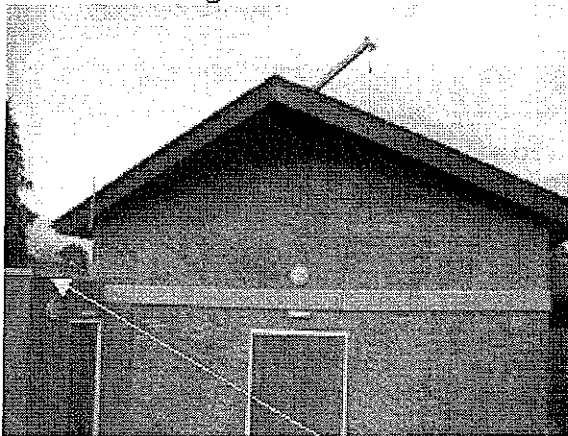
6. Photos



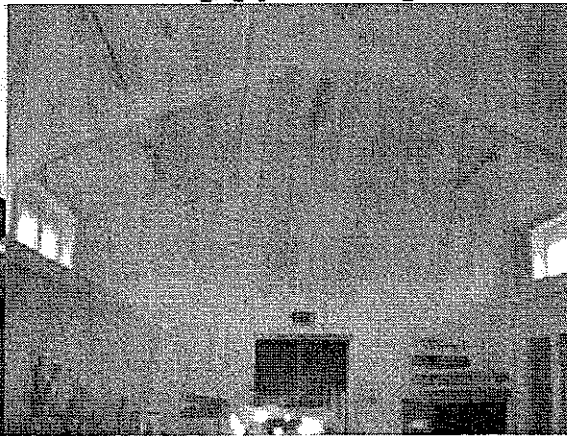
P1 slate roof in good condition



P2 SE overhang, gap under ridge tile



P3 SE overhang and flat-roofed section



P4 Inside pitched section - no void

Martin Prescott